178.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,300 / 760,300
					USE VALUE:	760,300 / 760,300
					ASSESSED:	760,300 / 760,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
295		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILKINSON RENAE M & DANIEL T
Owner 2:	
Owner 3:	
Street 1:	295 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILVERMAN JUSTIN -
Owner 2:	SILVERMAN ASHLEY -
Street 1:	295 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Vinyl Exterior and 1370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	371,800		388,500	760,300
Total Card	0.103	371,800		388,500	760,300
Total Parcel	0.103	371,800		388,500	760,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 554.96 /Parcel: 554.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120283

GIS Ref

GIS Ref

Insp Date 04/22/21

!13956!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,800	0	4,500.	388,500	760,300		Year end	12/23/2021
2021	101	FV	303,300	0	4,500.	388,500	691,800		Year End Roll	12/10/2020
2020	101	FV	303,500	0	4,500.	388,500	692,000	692,000	Year End Roll	12/18/2019
2019	101	FV	258,900	0	4,500.	388,500	647,400	647,400	Year End Roll	1/3/2019
2018	101	FV	239,400	0	4,500.	327,500	566,900	566,900	Year End Roll	12/20/2017
2017	101	FV	239,400	0	4,500.	299,700	539,100	539,100	Year End Roll	1/3/2017
2016	101	FV	239,400	0	4,500.	255,300	494,700	494,700	Year End	1/4/2016
2015	101	FV	226,900	0	4,500.	222,000	448,900	448,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:03:15

LAST REV

Date	Time
10/13/21	08:48:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13956

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVERMAN JUSTI	78120-152	1	6/28/2021		1,050,000	No	No		
BRYAN TIMOTHY M	69353-233		5/30/2017		703,000	No	No		
RILEY COLLEEN M	54890-349		6/25/2010		482,000	No	No		
MALONEY KATHERI	47156-367		3/24/2006		438,000	No	No		
FOISY FRANCES	32032-6		11/15/2000		318,501	No	No		
FOISY FRANCES B	22436-173		9/28/1992		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2017	922	Wood Dec	15,900	C				
4/24/2014	388	Redo Kit	29,800					

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2021	Measured	DGM	D Mann
6/29/2018	MEAS&NOTICE	CC	Chris C
6/16/2014	Info Fm Prmt	PC	PHIL C
10/28/2008	Meas/Inspect	163	PATRIOT
8/28/2006	MLS	HC	Helen Chinal
2/12/2001	MLS	MM	Mary M
3/17/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	178.623
Other Features:	95750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389702
Depreciation:	17926
Depreciated Total:	371775

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

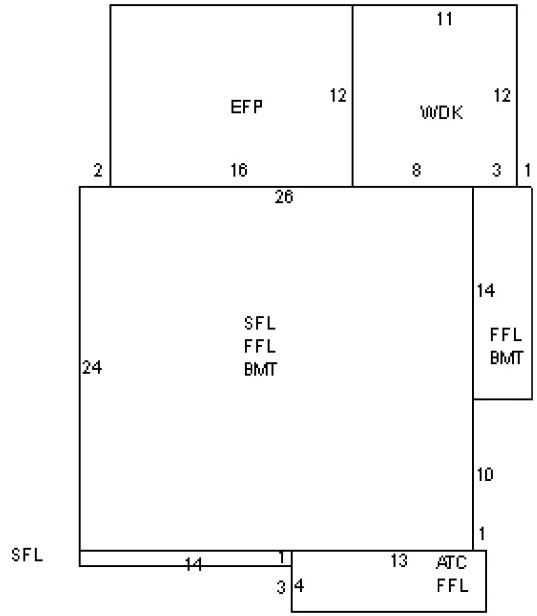
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.62
Special Features:	0	Val/Su Net:	155.43
Final Total:	371800	Val/Su SzAd	267.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	732	178.620	130,752
BMT	Basement	680	53.590	36,439
SFL	Second Floor	638	178.620	113,962
EFP	Enclos Porch	192	40.580	7,792
WDK	Deck	132	13.310	1,756
ATC	Attic	18	178.620	3,251

Net Sketched Area:	2,392			Total:	293,952
Size Ad	1388.2	Gross Area	2426	FinArea	1370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

178.0-0001-0004.0

IMAGE

AssessPro Patriot Properties, Inc